

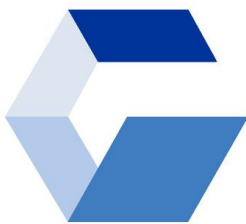
# Your Inspection Report

3256 West Sample St, Suite 2  
Chicago, IL

**PREPARED FOR:**  
SAMPLE CLIENT

**INSPECTION DATE:**  
Saturday, February 3, 2018

**PREPARED BY:**  
Bart Framski



**Citizen Architects**

Citizen Architects Inc.  
222 W Merchandise Mart Plaza, Suite 1212  
Chicago, IL 60654

1-312-884-1687

[www.citizenarchitects.com](http://www.citizenarchitects.com)  
[info@citizenarchitects.com](mailto:info@citizenarchitects.com)





**Citizen Architects**

May 9, 2018

Dear Sample Client,

RE: Report No. 1079, v.2  
3256 West Sample St, 2  
Chicago, IL

Thanks very much for choosing us to perform your real estate inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of the American Society of Home Inspectors and Illinois State Home Inspector License Act. This document defines the scope of a home inspection.

Clients sometimes assume that a real estate inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the building, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your real estate inspection.

Sincerely,

Bart Framski  
on behalf of  
Citizen Architects Inc.

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# SUMMARY

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Roofing

### **FLAT ROOFING \ Modified bitumen**

**Condition:** • [Leak](#)

Possible leak at roof parapet

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Rear Exterior Wall Bathroom Staircase Kitchen

**Task:** Further evaluation Request disclosure

## Exterior

### **WALLS \ Brick, stone and concrete**

**Condition:** • Moisture penetration at Concrete Masonry Unit (CMU)

**Implication(s):** Chance of water damage to wooden truss structure, finishes and/or contents | Material deterioration | Structural failure

**Location:** Rear Exterior Wall

**Task:** Request disclosure Inspect annually Protect

**Cost:** Major

### **EXTERIOR GLASS/WINDOWS \ Glass (glazing)**

**Condition:** • [Lost seal on double or triple glazing](#)

**Location:** Various First Floor Second Floor Third Floor

**Task:** Replace

**Time:** When remodelling

**Cost:** Major

**Condition:** • [Excess condensation](#)

**Implication(s):** Chance of damage to finishes and structure

**Location:** First Floor Second Floor

**Task:** Replace

**Time:** When remodelling

**Cost:** Major

### **PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards**

**Condition:** • [Rust](#)

**Implication(s):** Fall hazard

**Location:** Exterior Exterior Wall

**Task:** Repair or replace Clean Correct Protect

**Time:** Immediate

# SUMMARY

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

[www.citizenarchitects.com](http://www.citizenarchitects.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## LANDSCAPING \ Fence

**Condition:** • Boards damaged

**Implication(s):** Material deterioration | Poor security

**Task:** Replace

**Condition:** • Damage

**Implication(s):** Material deterioration

**Task:** Replace Request disclosure

## GARAGE \ Ceilings and walls

**Condition:** • Not gastight

**Implication(s):** Hazardous combustion products entering home

**Task:** Repair

**Time:** Immediate

**Cost:** Minor

## GARAGE \ Vehicle doors

**Condition:** • Rust

Rust, damage to frame

**Implication(s):** Damage to equipment

**Location:** Garage

**Task:** Repair Clean Protect

## Electrical

### DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

**Condition:** • [Damage](#)

**Implication(s):** Fire hazard | Electric shock

**Location:** Various

**Task:** Repair or replace Further evaluation

**Time:** Immediate

### DISTRIBUTION SYSTEM \ Lights

**Condition:** • [Poor stairway lighting](#)

**Implication(s):** Trip or fall hazard

**Location:** Throughout

**Task:** Repair or replace



# SUMMARY

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

[www.citizenarchitects.com](http://www.citizenarchitects.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Heating

### GAS FURNACE \ Gas burners

**Condition:** • [Delayed ignition](#)

Clicking - A clicking noise coming from your furnace is typically an indication of a faulty flame sensor, or possibly a problem between the ignition and the gas. This requires immediate attention

**Implication(s):** Fire or explosion

**Location:** Third Floor

**Task:** Further evaluation

## Cooling & Heat Pump

### AIR CONDITIONING \ Life expectancy

**Condition:** • [Near end of life expectancy](#)

**Implication(s):** Equipment failure | Reduced comfort

**Task:** Request disclosure

### AIR CONDITIONING \ Refrigerant lines

**Condition:** • [Insulation - missing](#)

**Implication(s):** Reduced system life expectancy | Increased cooling costs | Reduced comfort

**Location:** Roof

**Task:** Repair or replace Protect

## Insulation and Ventilation

### ATTIC/ROOF \ Hatch/Door

**Condition:** • [Not insulated and not weatherstripped](#)

Exposed combustible insulation, no permanent/attached ladder

**Implication(s):** Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

**Task:** Repair or replace

## Plumbing

### FIXTURES AND FAUCETS \ Faucet

**Condition:** • [Loose](#)

**Implication(s):** Equipment failure

**Location:** First Floor Kitchen

**Task:** Replace

**Time:** Immediate

### FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment)

**Condition:** • [Odor](#)

**Implication(s):** Sewer gases entering the building

# SUMMARY

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Report No. 1079, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

**Task:** Replace

## Interior

### WINDOWS \ General

**Condition:** • [Water leaks](#)

**Implication(s):** Chance of damage to structure | Chance of damage to finishes and structure

**Location:** Various

**Task:** Repair or replace Correct Upgrade Protect

**Time:** When remodelling

### DOORS \ Hardware

**Condition:** • [Broken](#)

**Implication(s):** System inoperative or difficult to operate

**Location:** Second Floor Third Floor Bathroom Bedroom

**Task:** Replace

### STAIRS \ Treads

**Condition:** • [Loose](#)

Tripping hazard

**Implication(s):** Chance of movement

**Location:** Second Floor Third Floor

**Task:** Replace

## DESCRIPTION OF REPORT

The report that follows includes a Description of the systems and components in the house as well as any Limitations that may have restricted our inspection. The most important part of the report is the Recommendations section. It is here that we identify any defects in the home and suggest improvements.

## LIMITING FACTORS

The inspection is performed by a generalist, and in some cases, we will recommend specialists to further investigate conditions that we have identified. This is very similar to the doctor who is a general practitioner, identifying a physical condition and recommending further testing by a specialist.

Home inspectors have a limited amount of time on site. Market conditions and inspection fees dictate that inspections typically run about three hours. As a result, there will be things that are not picked up by inspectors. We ask that you understand and accept this. The inspection provides great value, and adds considerably to your understanding of the home. But it is not an insurance policy with a one-time only premium, no exclusions, no deductible and no limits.

A home inspection does not include an examination for pests, rot or wood destroying insects. There are specialists available who can provide these services.

Please read the report carefully, and feel free to ask any questions that you may have of the inspector. Again, we will remind you that a home inspection addresses visually accessible components of the home, and does not include destructive testing. We will operate mechanical systems with normal homeowner controls. Where there are many

# SUMMARY

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Report No. 1079, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

systems of a similar type and a home, we inspect a representative sample. For example, we do not inspect every electrical outlet, every piece of siding or every brick or every window.

As you read the report, we encourage you to contact us with any questions about the report or the home.

Information about Asbestos, Radon, Urea Formaldehyde Foam Insulation, Lead, Carbon Monoxide, Mold, Pests, Termites and Carpenter Ants: [https://hcloud.blob.core.windows.net/hrbpdfs/HRB\\_12\\_Supplementary\\_2011.pdf](https://hcloud.blob.core.windows.net/hrbpdfs/HRB_12_Supplementary_2011.pdf)

Links:

<http://epa.gov/asbestos>

<http://epa.gov/radon>

<http://epa.gov/lead>

<http://epa.gov/airquality/carbonmonoxide>

<http://epa.gov/mold>

[Home Improvement - ballpark costs](#)

# ROOFING

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

[www.citizenarchitects.com](http://www.citizenarchitects.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

The home is considered to face : • West

Flat roofing material: • [Plastic single ply](#)

Probability of leakage: • Low

Approximate age: • 2 years

## Limitations

Roof inspection limited/prevented by: • Lack of access

Roof inspection limited/prevented by: • Snow/ice/frost

Inspection performed: • Satellite picture



1. Satellite picture

Inspection performed: • By walking on roof

Age determined by: • Reported by seller

## Recommendations

### FLAT ROOFING \ Modified bitumen

1. Condition: • [Leak](#)

Possible leak at roof parapet

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear Exterior Wall Bathroom Staircase Kitchen

Task: Further evaluation Request disclosure

# ROOFING

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

[www.citizenarchitects.com](http://www.citizenarchitects.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

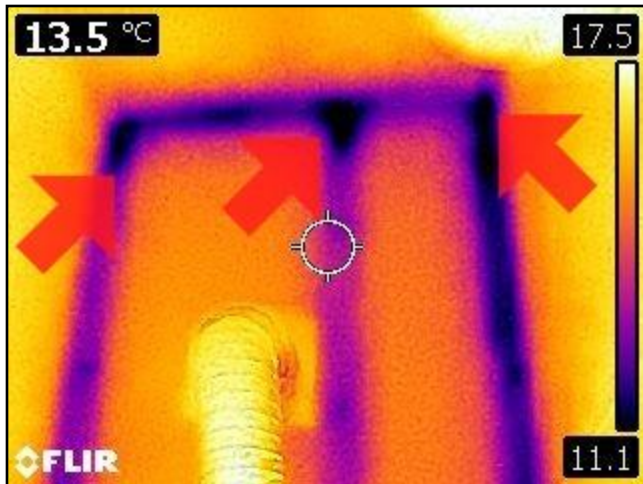
COOLING

INSULATION

PLUMBING

INTERIOR

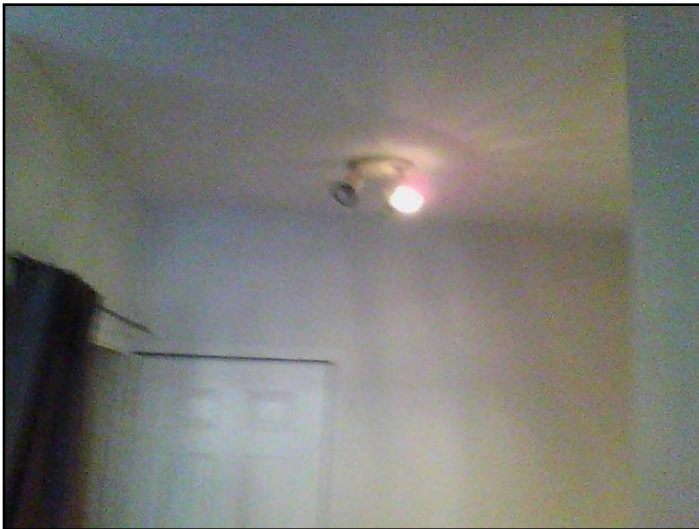
REFERENCE



2. Moisture in wall, possible leak



3. Moisture in wall, possible leak



4. Moisture in wall, possible leak



5. Moisture in wall, possible leak

## FLAT ROOFING \ Plastic single ply

2. Condition: • [Openings at seams or flashings](#)

Implication(s): Chance of water damage to contents, finishes and/or structure



# ROOFING

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

[www.citizenarchitects.com](http://www.citizenarchitects.com)

SUMMARY

**ROOFING**

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

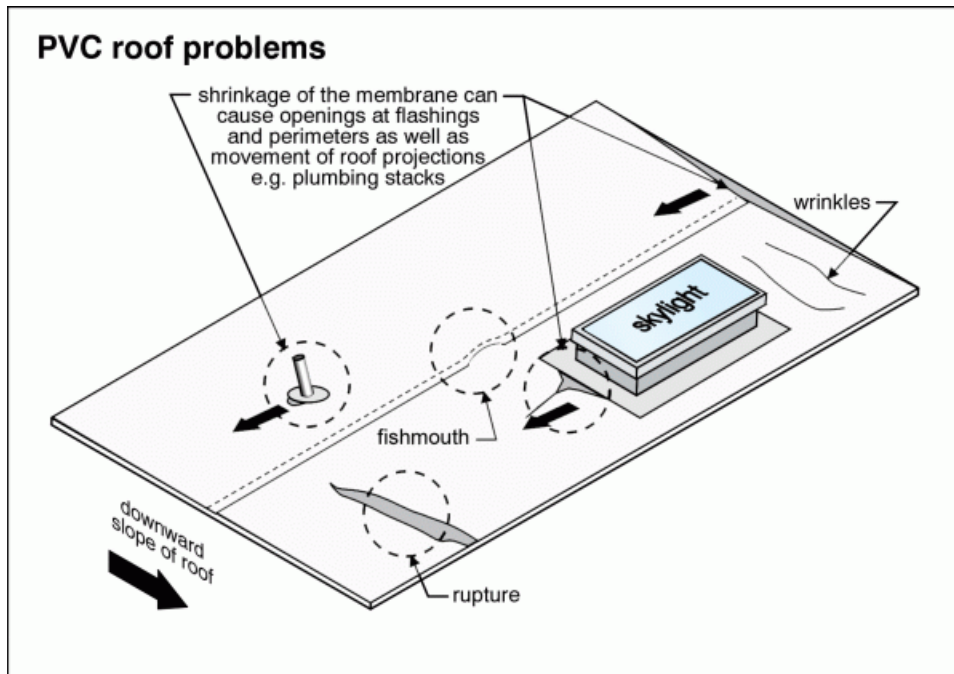
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



6. Openings at seams or flashings



7. Openings at seams or flashings

# ROOFING

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

[www.citizenarchitects.com](http://www.citizenarchitects.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

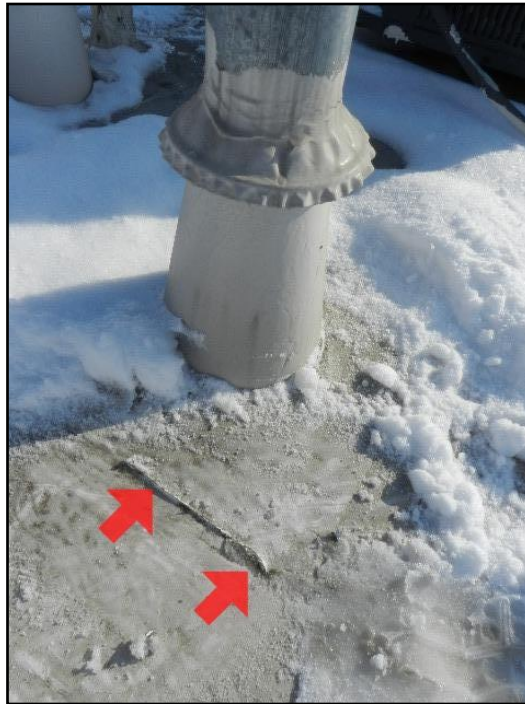
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



8. Openings at seams or flashings

## FLAT ROOF FLASHINGS \ Flashings

3. Condition: • Inspect during annual tune-up

Implication(s): Chance of water damage to contents, finishes and/or structure



9. Inspect during annual tune-up



10. Inspect during annual tune-up



# ROOFING

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

[www.citizenarchitects.com](http://www.citizenarchitects.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



11. *Inspect during annual tune-up*



12. *Inspect during annual tune-up*

## FLAT ROOF FLASHINGS \ Wear or damage

4. Condition: • [Old, worn out](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Second Floor



13. *Old, worn out*

# EXTERIOR

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

[www.citizenarchitects.com](http://www.citizenarchitects.com)

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION


PLUMBING

INTERIOR

REFERENCE

## Description

**General:** • Existing Open Building Violations



CONSERVATION ANNUAL # 1583717		
VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
CN190029	Post name, address, and telephone of owner, owner's agent for managing, controlling or collecting rents, and any other person managing or controlling building conspicuously where accessible or visible to public way. (13-12-030)	BUILDING OWNER'S I.D. SIGN NOT POSTED.
CN190019	Arrange for inspection of premises. (13-12-100)	INTERIOR OF BUILDING-NO RESPONSE-UNVERIFIED DETECTORS, UNABLE TO INSPECT INTERIOR STAIRWAYS.
CONSERVATION ANNUAL # 2311637		
VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
CN074024	Failed to provide porch which is more than two risers high with rails not less than three and one-half feet above the floor of the porch. (13-196-570(b), 13-196-641	South Juliet guardrail and east metal catwalk - rusted.

### 14. Existing Open Building Violations

**Gutter & downspout material:** • [Aluminum](#)

**Gutter & downspout discharge:** • [Below grade](#) • [Above grade](#)

**Lot slope:** • [Away from building](#)

**Wall surfaces and trim:** • [Brick](#) • [Block](#)

**Driveway:** • Concrete

**Walkway:** • Concrete

**Patio:** • Pavers

## Limitations

**Inspection limited/prevented by:** • Storage in garage

**Upper floors inspected from:** • Ground level

**Exterior inspected from:** • Ground level

## Recommendations

### **ROOF DRAINAGE \ Gutters**

**5. Condition:** • [Loose or damaged](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Front

# EXTERIOR

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

[www.citizenarchitects.com](http://www.citizenarchitects.com)

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



15. No drip edge, water damage



16. Loose or damaged



17. Discharging on a wall

## **WALLS \ Brick, stone and concrete**

**6. Condition:** • Moisture penetration at Concrete Masonry Unit (CMU)

**Implication(s):** Chance of water damage to wooden truss structure, finishes and/or contents | Material deterioration | Structural failure

**Location:** Rear Exterior Wall

**Task:** Request disclosure Inspect annually Protect

**Cost:** Major



# EXTERIOR

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

[www.citizenarchitects.com](http://www.citizenarchitects.com)

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



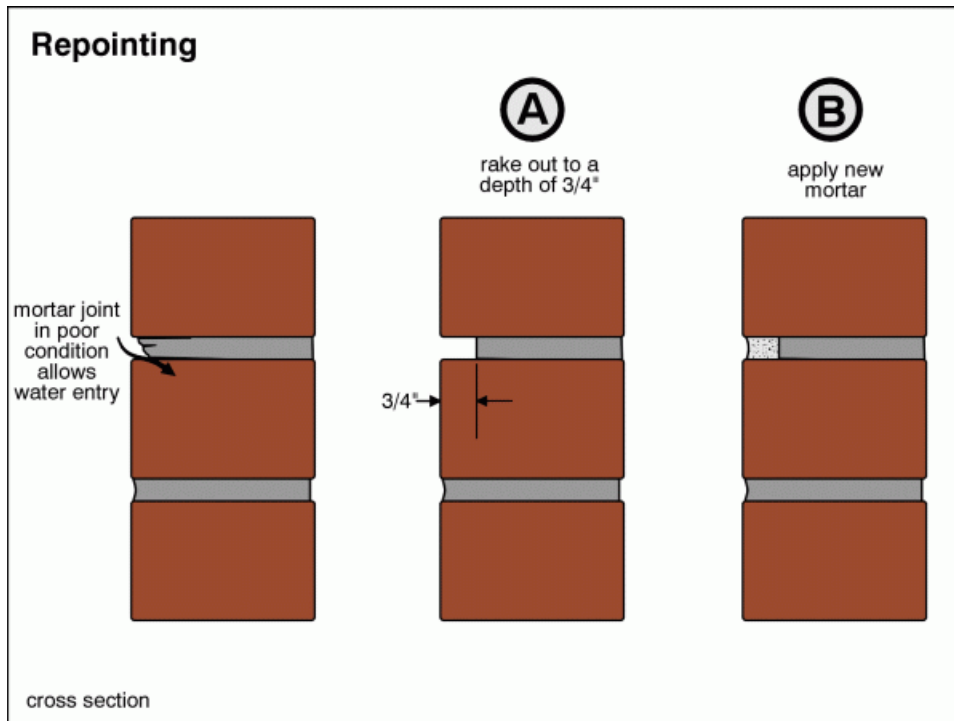
18. Moisture in wall



19. Moisture in wall

## 7. Condition: • [Mortar deterioration](#)

Implication(s): Chance of water entering building | Weakened structure | Chance of structural movement



# EXTERIOR

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

[www.citizenarchitects.com](http://www.citizenarchitects.com)

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



20. Mortar deterioration



21. Mortar deterioration

## WINDOWS \ General

8. Condition: • Leak

Implication(s): Chance of damage to contents, finishes and/or structure

## EXTERIOR GLASS/WINDOWS \ Glass (glazing)

9. Condition: • [Lost seal on double or triple glazing](#)

Location: Various First Floor Second Floor Third Floor

Task: Replace

Time: When remodelling

Cost: Major



22. Lost seal on double or triple glazing



23. Lost seal on double or triple glazing



# EXTERIOR

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

[www.citizenarchitects.com](http://www.citizenarchitects.com)

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



24. Lost seal on double or triple glazing



25. Lost seal on double or triple glazing



26. Lost seal on double or triple glazing



27. Lost seal on double or triple glazing

10. Condition: • [Excess condensation](#)

Implication(s): Chance of damage to finishes and structure

Location: First Floor Second Floor

Task: Replace

Time: When remodelling

Cost: Major

# EXTERIOR

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

[www.citizenarchitects.com](http://www.citizenarchitects.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



28. Excess condensation

## DOORS \ General

11. Condition: • [Water leaks](#)

Implication(s): Chance of damage to finishes and structure

Location: Rear First Floor

Task: Repair



29. Water leaks



30. Water leaks



# EXTERIOR

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

[www.citizenarchitects.com](http://www.citizenarchitects.com)

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



31. Water leaks

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

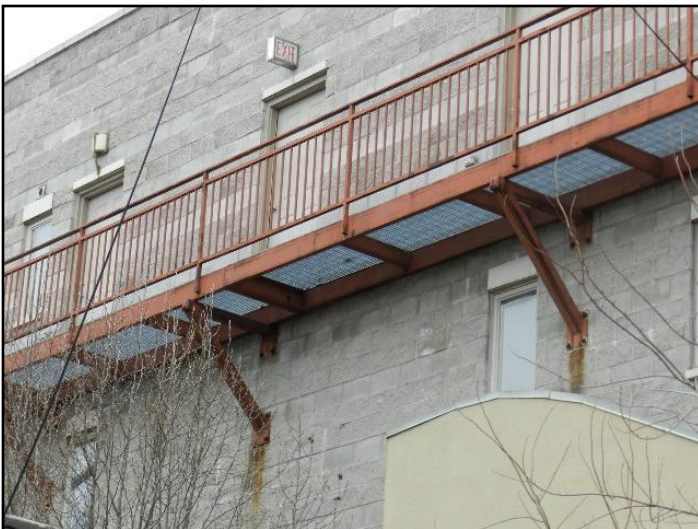
12. Condition: • [Rust](#)

Implication(s): Fall hazard

Location: Exterior Exterior Wall

Task: Repair or replace Clean Correct Protect

Time: Immediate



32. Rust at structural support of ledge



33. Rust at fire escape landing

# EXTERIOR

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

[www.citizenarchitects.com](http://www.citizenarchitects.com)

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



34. Rust at fire escape guard



35. Rust at structural support of ledge

## LANDSCAPING \ Walkway

13. Condition: • [Cracked or damaged surfaces](#)

Implication(s): Trip or fall hazard

Location: Front

Task: Repair



36. Cracked or damaged surfaces

## LANDSCAPING \ Fence

14. Condition: • Boards damaged



# EXTERIOR

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

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SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

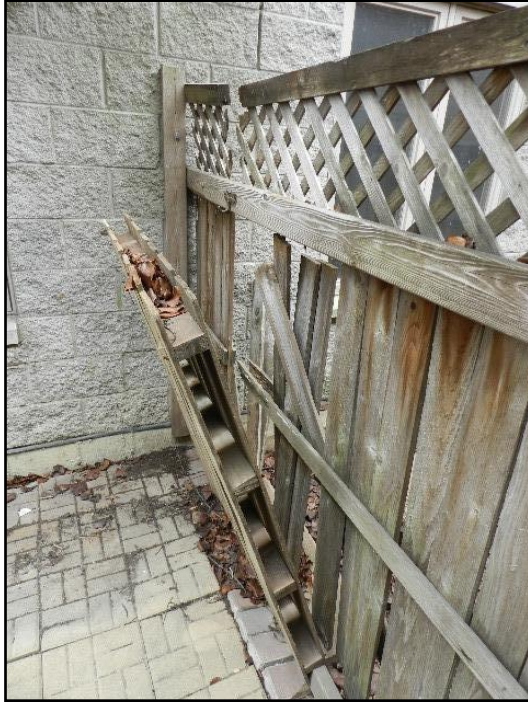
PLUMBING

INTERIOR

REFERENCE

**Implication(s):** Material deterioration | Poor security

**Task:** Replace



37. Boards damaged

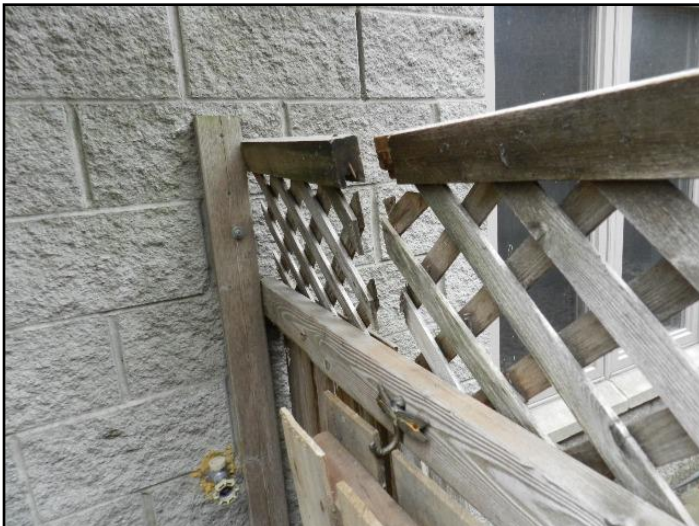


38. Boards damaged

**15. Condition:** • Damage

**Implication(s):** Material deterioration

**Task:** Replace Request disclosure



39. Damage

# EXTERIOR

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

[www.citizenarchitects.com](http://www.citizenarchitects.com)

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



40. Fence damage throughout property

16. Condition: • Rot

Implication(s): Material deterioration

Location: Various



41. Rot



42. Rot



# EXTERIOR

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

[www.citizenarchitects.com](http://www.citizenarchitects.com)

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



43. Rot

## GARAGE \ Ceilings and walls

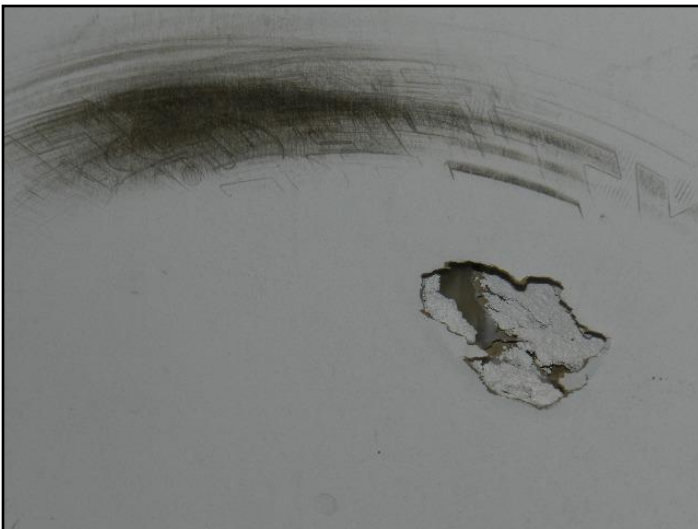
17. Condition: • Not gastight

Implication(s): Hazardous combustion products entering home

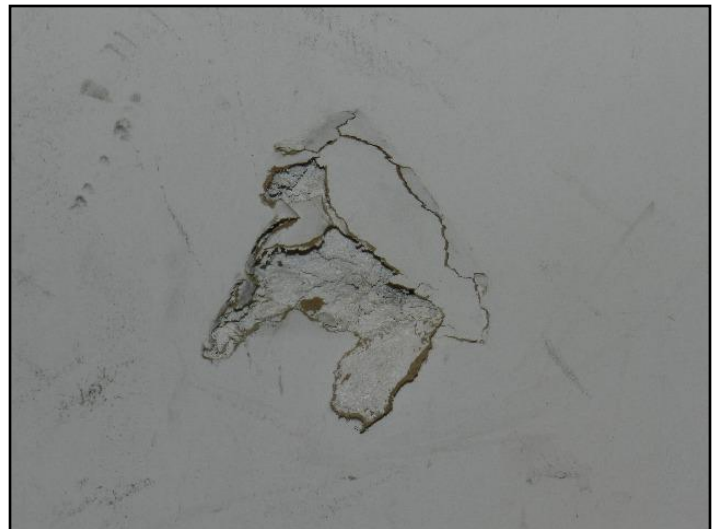
Task: Repair

Time: Immediate

Cost: Minor



44. Not gastight



45. Not gastight

# EXTERIOR

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

[www.citizenarchitects.com](http://www.citizenarchitects.com)

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



46. Not gastight

## GARAGE \ Floor

18. Condition: • [Cracked](#)

Implication(s): Uneven floors

Task: Repair



47. Cracked

19. Condition: • [No drain](#)

Implication(s): Chance of water entering building

## GARAGE \ Vehicle doors

20. Condition: • Damage

Location: Garage

Task: Repair or replace

# EXTERIOR

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

[www.citizenarchitects.com](http://www.citizenarchitects.com)

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



48. Damage



49. Damage

**21. Condition:** • Rust

Rust, damage to frame

**Implication(s):** Damage to equipment

**Location:** Garage

**Task:** Repair Clean Protect



50. Rust, damage to frame



51. Rust



# EXTERIOR

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

[www.citizenarchitects.com](http://www.citizenarchitects.com)

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



**52.** *Rust*

## Description

- Configuration:** • [Slab-on-grade](#)
- Foundation material:** • [Poured concrete](#)
- Floor construction:** • [Trusses](#)
- Exterior wall construction:** • [Masonry](#) • Concrete block
- Roof and ceiling framing:** • [Trusses](#)

## Limitations

- Inspection limited/prevented by:** • Ceiling, wall and floor coverings
- Attic/roof space:** • No access
- Knee wall areas:** • No access
- Percent of foundation not visible:** • 100 %

## Recommendations

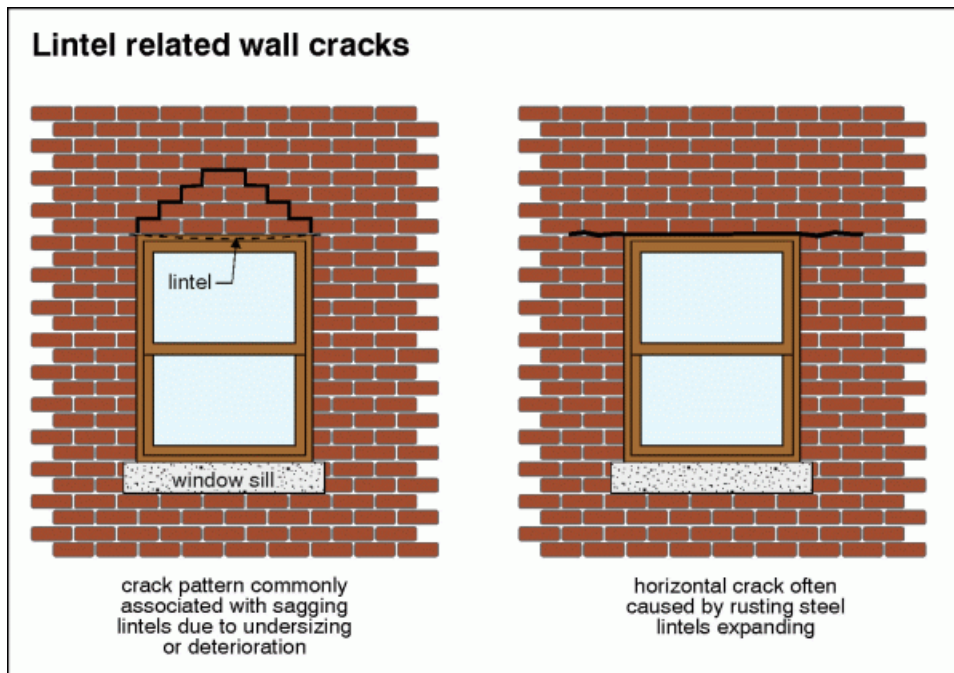
### WALLS \ Solid masonry walls

**22. Condition:** • [Lintels rusting](#)

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Various

**Task:** Monitor Clean Protect



# STRUCTURE

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

[www.citizenarchitects.com](http://www.citizenarchitects.com)

SUMMARY

ROOFING

EXTERIOR

**STRUCTURE**

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



53. *Lintels rusting*



54. *Lintels rusting*



55. *Lintels rusting*



56. *Lintels rusting*

## Description

### Service entrance cable and location:

- [Overhead](#)



57. Overhead

**Service size:** • 800 Amps (240 Volts)

**Main disconnect/service box rating:** • [150 Amps](#)

**Main disconnect/service box type and location:** • [Breakers - utility room](#)

**System grounding material and type:**

- [Copper - ground rods](#)



58. Copper - ground rods



Distribution panel type and location: • [Breakers - garage](#)

## Limitations

**System ground:** • Quality of ground not determined

**Circuit labels:** • The accuracy of the circuit index (labels) was not verified.

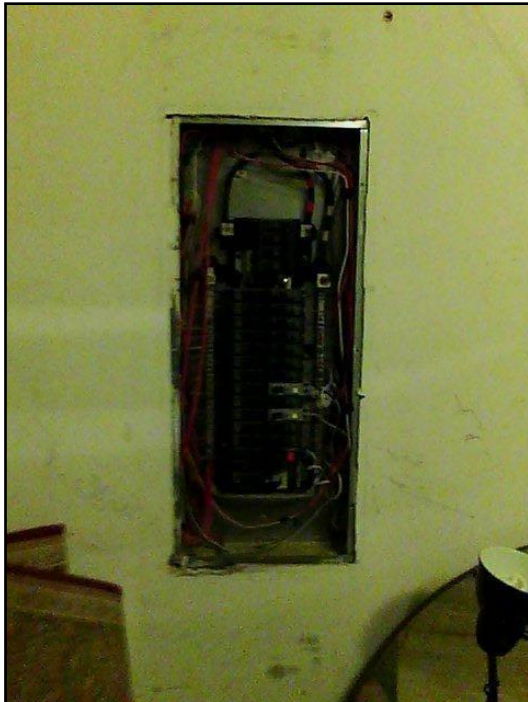
## Recommendations

### SERVICE BOX, GROUNDING AND PANEL \ Panel wires

23. **Condition:** • [Overheating](#)

**Implication(s):** Fire hazard

**Task:** Further evaluation Monitor



59. Overheating at service feeder



60. Overheating at service feeder

### DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

24. **Condition:** • [Damage](#)

**Implication(s):** Fire hazard | Electric shock

**Location:** Various

**Task:** Repair or replace Further evaluation

**Time:** Immediate

# ELECTRICAL

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

**ELECTRICAL**

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



61. No fire caulking/sealant



62. Damage to emergency lighting



63. Damage, no light at stair



64. Damage to Exit Light



65. Birds nest at bug-eye emergency lighting

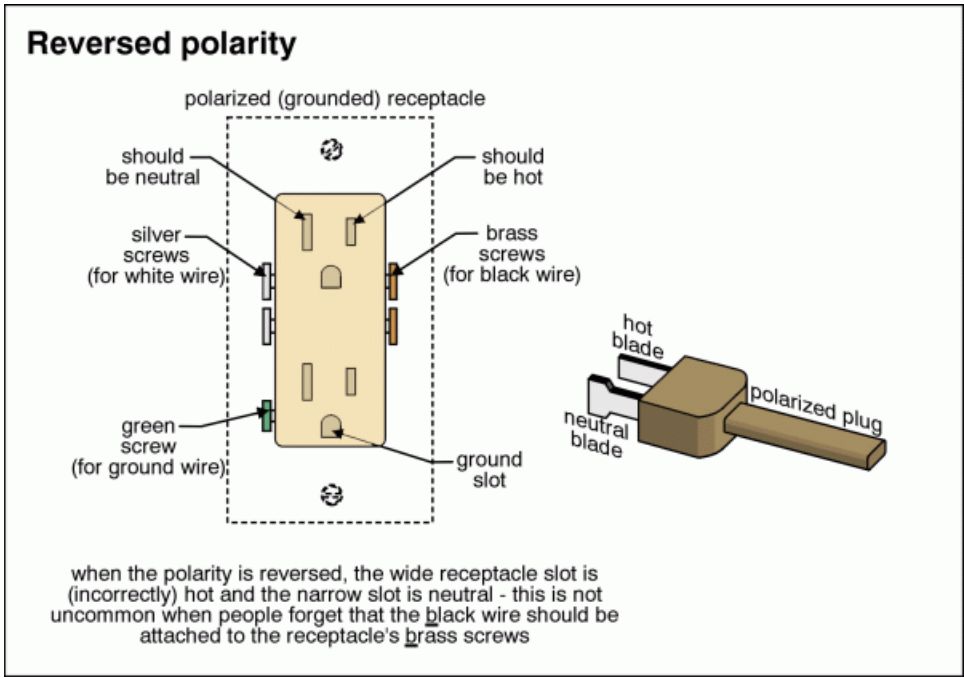
**DISTRIBUTION SYSTEM \ Outlets (receptacles)**

25. Condition: • [Reversed polarity](#)

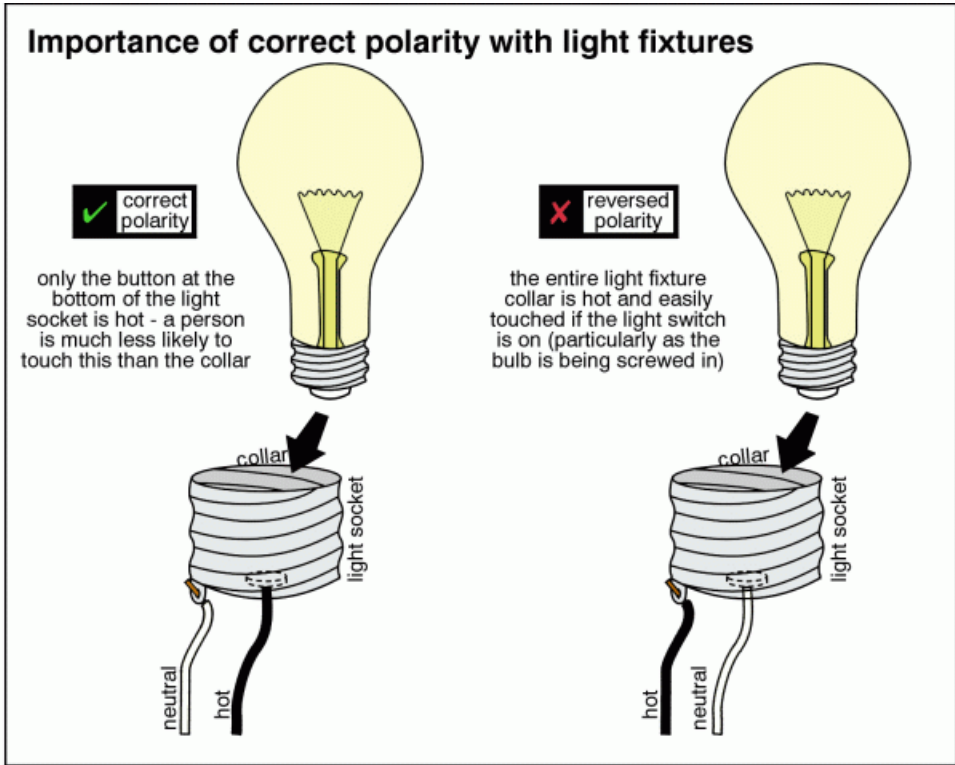
Implication(s): Electric shock

Location: Rear Exterior Wall

Task: Repair







66. Reversed polarity



67. Reversed polarity

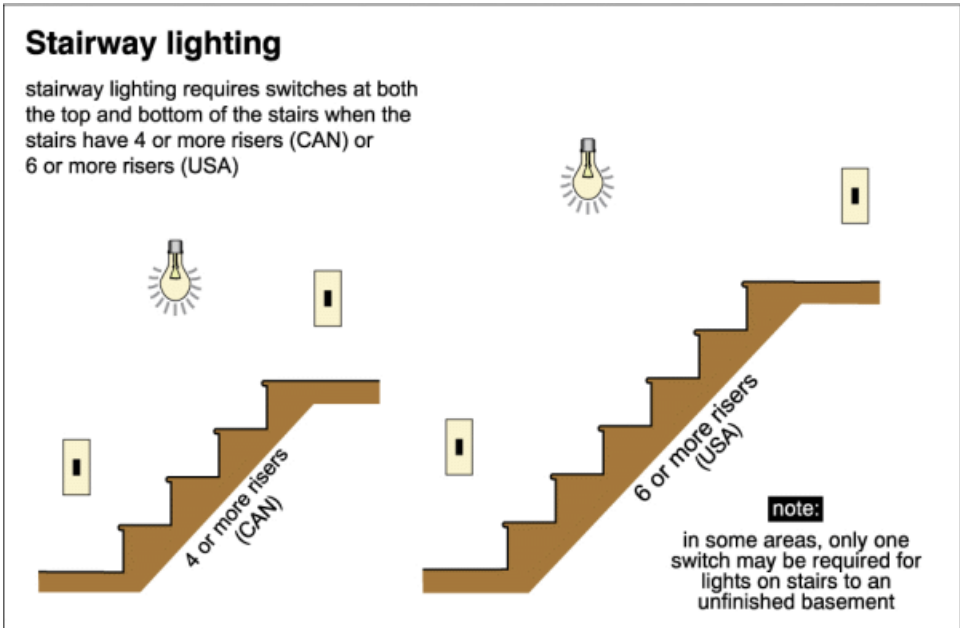
**DISTRIBUTION SYSTEM \ Lights**

**26. Condition:** • [Poor stairway lighting](#)

**Implication(s):** Trip or fall hazard

**Location:** Throughout

**Task:** Repair or replace



68. Poor stairway lighting



69. Poor stairway lighting

## Description

**System type:** • [Furnace](#)

**Fuel/energy source:** • [Gas](#)

**Furnace manufacturer:** • Goodman

**Heat distribution:** • [Ducts and registers](#)

**Efficiency:** • [Conventional](#)

**Exhaust venting method:** • [Direct vent](#)

**Approximate age:** • [14 years](#)

**Typical life expectancy:** • Furnace (conventional or mid-efficiency) 18 to 25 years

**Main fuel shut off at:** • Utility room

## Limitations

**Heat loss calculations:** • Not done as part of a building inspection

**Heat exchanger:** • Not visible

## Recommendations

### GAS FURNACE \ Gas burners

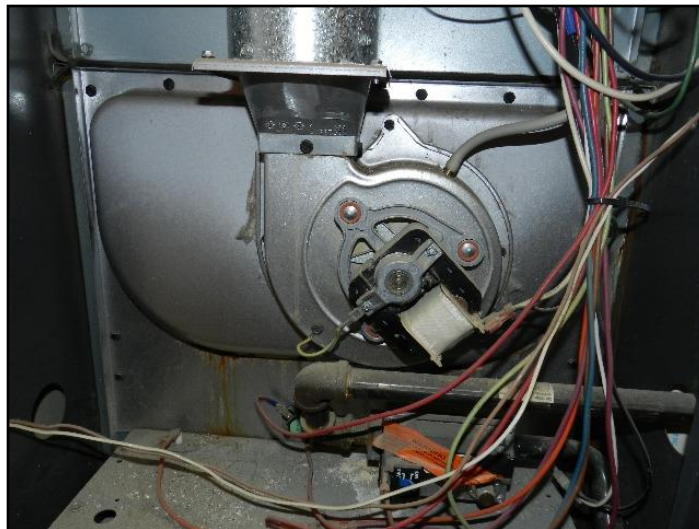
**27. Condition:** • [Delayed ignition](#)

Clicking - A clicking noise coming from your furnace is typically an indication of a faulty flame sensor, or possibly a problem between the ignition and the gas. This requires immediate attention

**Implication(s):** Fire or explosion

**Location:** Third Floor

**Task:** Further evaluation



70. Delayed ignition

# HEATING

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

**28. Condition:** • [Poor flame color or pattern](#)

**Implication(s):** Equipment not operating properly | Increased heating costs | Reduced comfort

**Location:** Third Floor

**Task:** Further evaluation



71. Poor flame color or pattern

**29. Condition:** • [Flame wavers when fan comes on](#)

**Implication(s):** Equipment failure | Hazardous combustion products entering home

**FIREPLACE \ Gas igniter**

**30. Condition:** • Inoperative

**Implication(s):** System inoperative

**Task:** Further evaluation



72. Unable to start the igniter



# COOLING & HEAT PUMP

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

**Air conditioning type:** • [Air cooled](#)

**Cooling capacity:** • [2.5 Tons](#)

**Compressor approximate age:** • 14 years

**Typical life expectancy:** • 12 to 15 years

**Failure probability:** • [High](#)

**Refrigerant Type:**

• R-22

R-22 refrigerant has been discontinued and becomes illegal on January 1, 2020

## Limitations

**Inspection limited/prevented by:** • Low outdoor temperature

**Heat gain calculations:** • Not done as part of a building inspection

**System data plate:** • Not legible

## Recommendations

### AIR CONDITIONING \ Life expectancy

**31. Condition:** • [Near end of life expectancy](#)

**Implication(s):** Equipment failure | Reduced comfort

**Task:** Request disclosure



73. Near end of life expectancy



74. Near end of life expectancy

### AIR CONDITIONING \ Refrigerant lines

**32. Condition:** • [Insulation - missing](#)

**Implication(s):** Reduced system life expectancy | Increased cooling costs | Reduced comfort

**Location:** Roof



# COOLING & HEAT PUMP

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

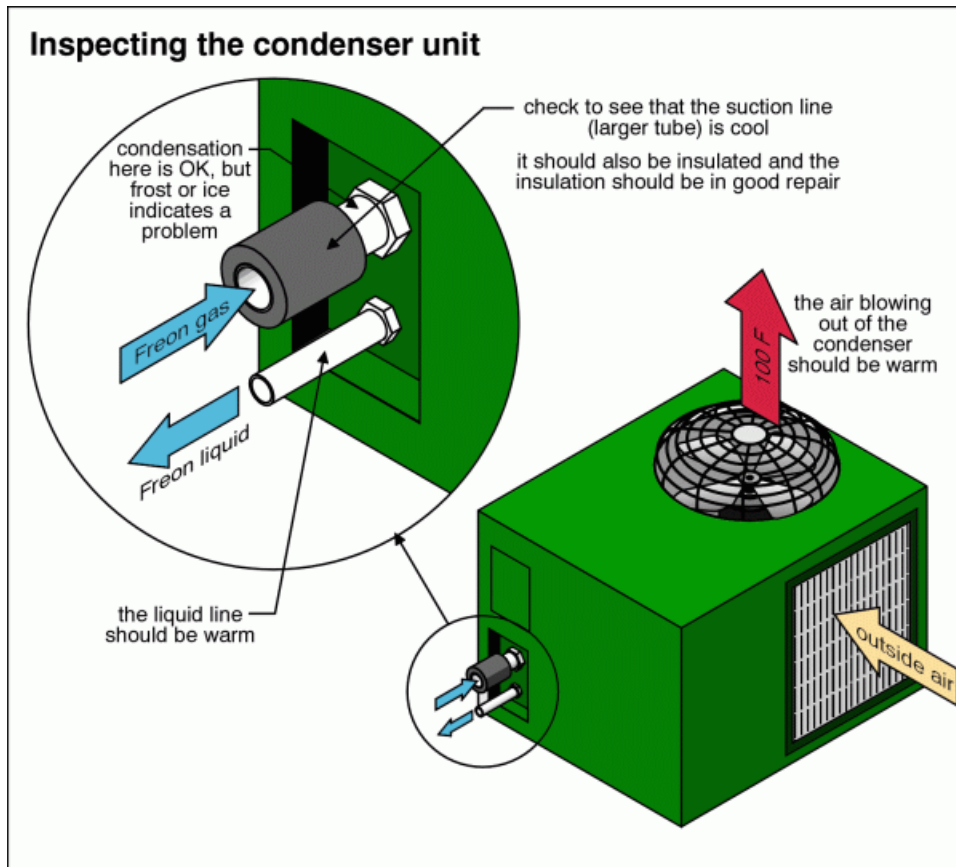
INSULATION

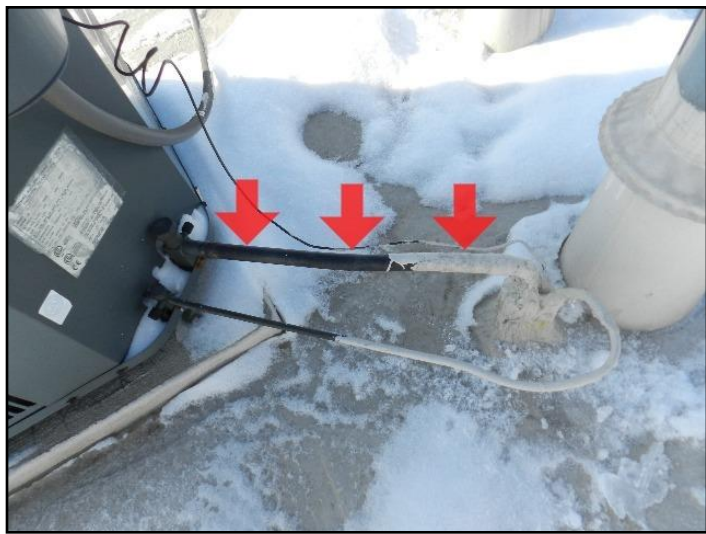
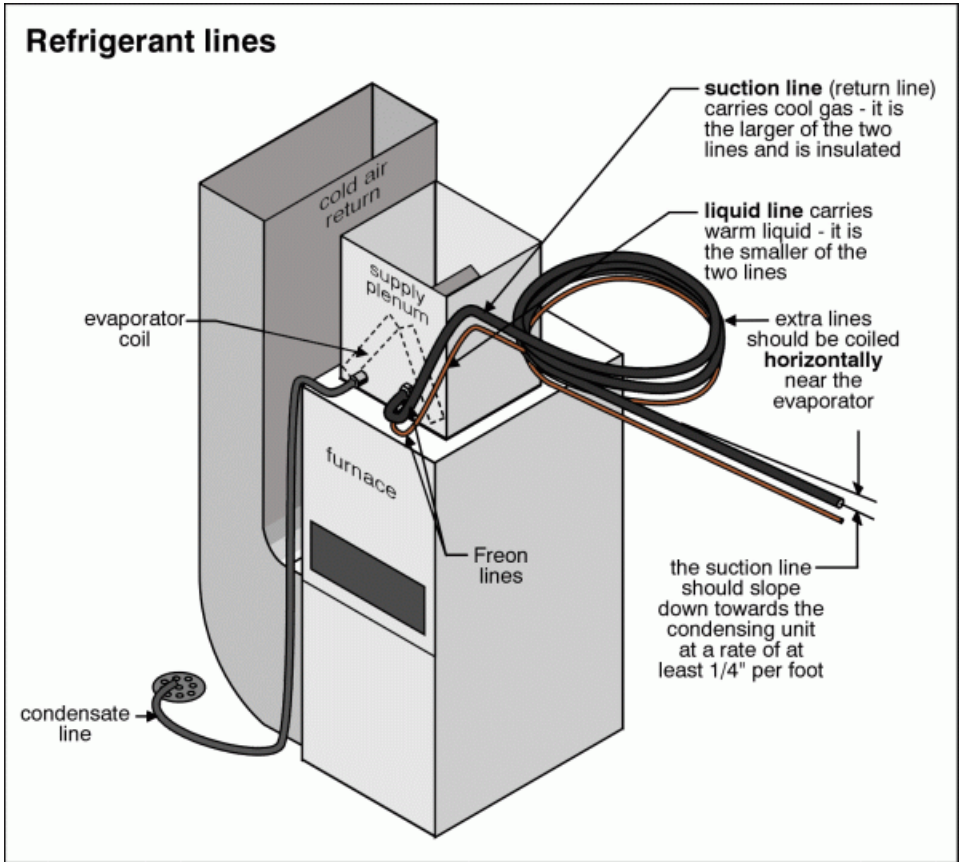
PLUMBING

INTERIOR

REFERENCE

**Task:** Repair or replace Protect





75. Insulation - missing

**AIR CONDITIONING \ Ducts, registers and grilles**

33. Condition: • [Obstructed registers](#)

Implication(s): Increased cooling costs | Reduced comfort

# COOLING & HEAT PUMP

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



76. Loose, not attached registers



77. Obstructed registers



78. Obstructed registers



## Description

**Attic/roof insulation material:** • Not visible

**Attic/roof insulation amount/value:** • [Not visible](#)

**Attic/roof air/vapor barrier:** • [Not visible](#)

**Wall insulation material:** • Not visible

**Wall insulation amount/value:** • Not visible

## Limitations

**Inspection prevented by no access to:** • Roof space • Wall space

## Recommendations

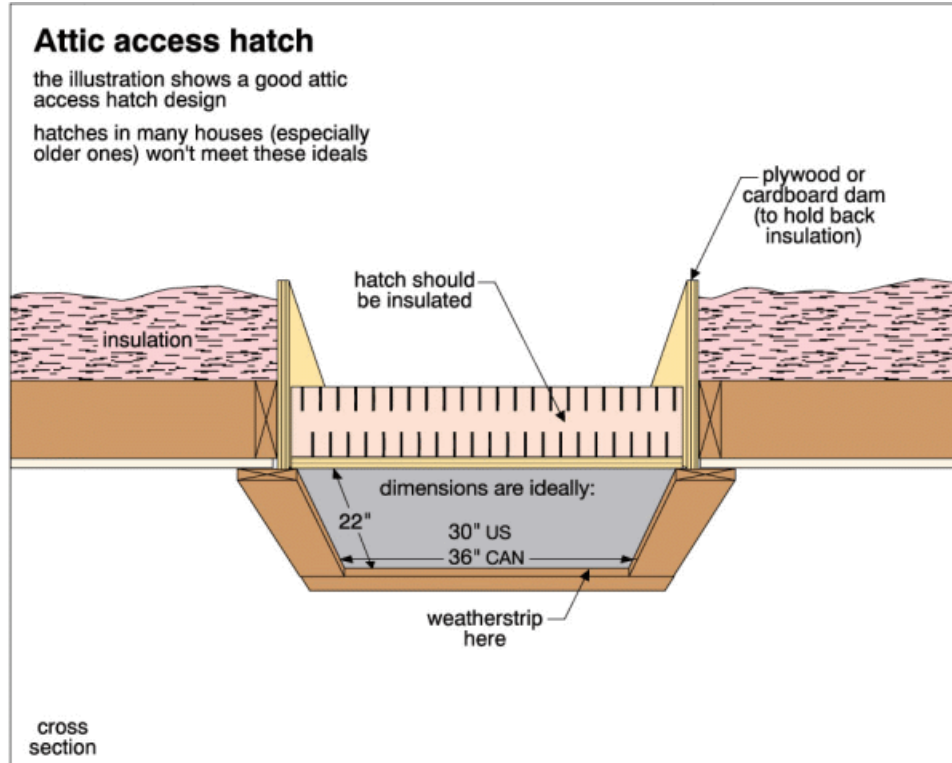
### ATTIC/ROOF \ Hatch/Door

**34. Condition:** • [Not insulated and not weatherstripped](#)

Exposed combustible insulation, no permanent/attached ladder

**Implication(s):** Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

**Task:** Repair or replace



# INSULATION AND VENTILATION

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

[www.citizenarchitects.com](http://www.citizenarchitects.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



*79. Not insulated and not weatherstripped*

## Description

**Water supply source:** • Public

**Service piping into building:** • [Copper](#)

**Supply piping in building:** • [Copper](#)

**Main water shut off valve at the:**

• Utility room

1st Floor

**Water flow and pressure:** • [Functional](#)

**Water heater type:** • [Conventional](#)

**Water heater fuel/energy source:** • [Gas](#)

**Water heater exhaust venting method:** • Natural draft

**Water heater manufacturer:** • General Electric

**Tank capacity:** • 50 gallons

**Water heater approximate age:** • 13 years

**Typical life expectancy:** • 10-15 years

**Water heater failure probability:** • [Medium](#)

**Floor drain location:** • Near water heater

## Limitations

**Fixtures not tested/not in service:** • Outdoor faucet (hose bibs/bibbs) shut off for winter

**Items excluded from a building inspection:** • Concealed plumbing • Water heater relief valves are not tested

## Recommendations

### **SUPPLY PLUMBING \ Supply piping in building**

**35. Condition:** • [Rust](#)

Copper touching aluminum duct

**Implication(s):** Equipment failure | Reduced system life expectancy | Leakage | Chance of water damage to contents, finishes and/or structure

**Location:** Utility closet

**Task:** Clean Isolate Protect





80. *Rust*

### WASTE PLUMBING \ Floor drain

36. Condition: • [Grate missing, rusted or obstructed](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Trip or fall hazard

Location: Laundry Area

Task: Provide



81. *Grate missing, rusted or obstructed*

### FIXTURES AND FAUCETS \ Faucet

37. Condition: • [Loose](#)

Implication(s): Equipment failure

Location: First Floor Kitchen

Task: Replace

Time: Immediate



82. Loose/damaged

## FIXTURES AND FAUCETS \ Basin, sink and laundry tub

38. Condition: • [Slow drains](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Bathroom

Task: Clean Correct



83. Slow drains

39. Condition: • Drain stop ineffective

Implication(s): Nuisance | Reduced operability



84. Drain stop ineffective

## FIXTURES AND FAUCETS \ Bathtub

40. Condition: • [Surface defects](#)

Implication(s): Physical injury

Task: Repair



85. Surface defects

## FIXTURES AND FAUCETS \ Shower stall enclosure

41. Condition: • [Grout loose, missing or deteriorated](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Second Floor Third Floor

Task: Clean Correct



# PLUMBING

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

**PLUMBING**

INTERIOR

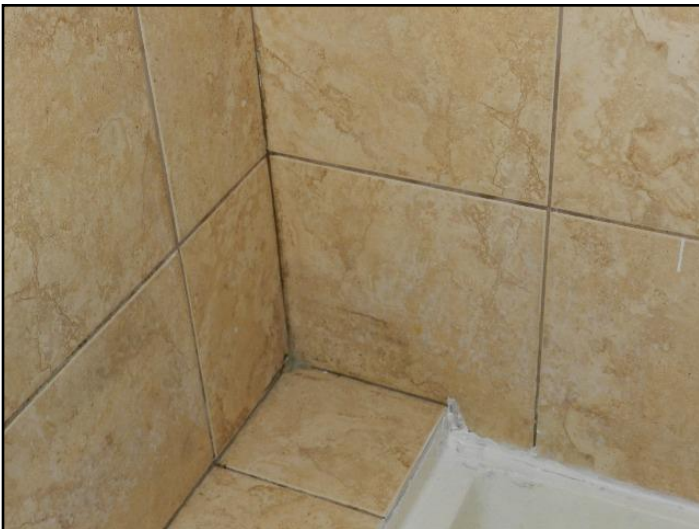
REFERENCE



**86.** Grout loose, missing or deteriorated



**87.** Grout loose, missing or deteriorated



**88.** Grout loose, missing or deteriorated



**89.** Grout loose, missing or deteriorated



90. Grout loose, missing or deteriorated

**FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment)**

42. Condition: • [Odor](#)

Implication(s): Sewer gases entering the building

Task: Replace



91. Odor, covers missing



92. Odor

# INTERIOR

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

**Major floor finishes:** • [Hardwood](#) • [Laminate](#) • [Concrete](#) • Tile

**Major wall finishes:** • [Gypsum board](#)

**Major ceiling finishes:** • [Gypsum board](#)

**Windows:** • [Casement](#)

**Glazing:** • [Double](#)

**Exterior doors - type/material:** • [Metal](#)

**Range fuel:** • Gas

**Laundry facilities:** • Washer • Dryer • Vented to outside • Gas piping

**Kitchen ventilation:** • Recirculating type

**Bathroom ventilation:** • Exhaust fan

## Limitations

**Inspection limited/prevented by:** • Finishes/paint

## Recommendations

### WINDOWS \ General

**43. Condition:** • [Water leaks](#)

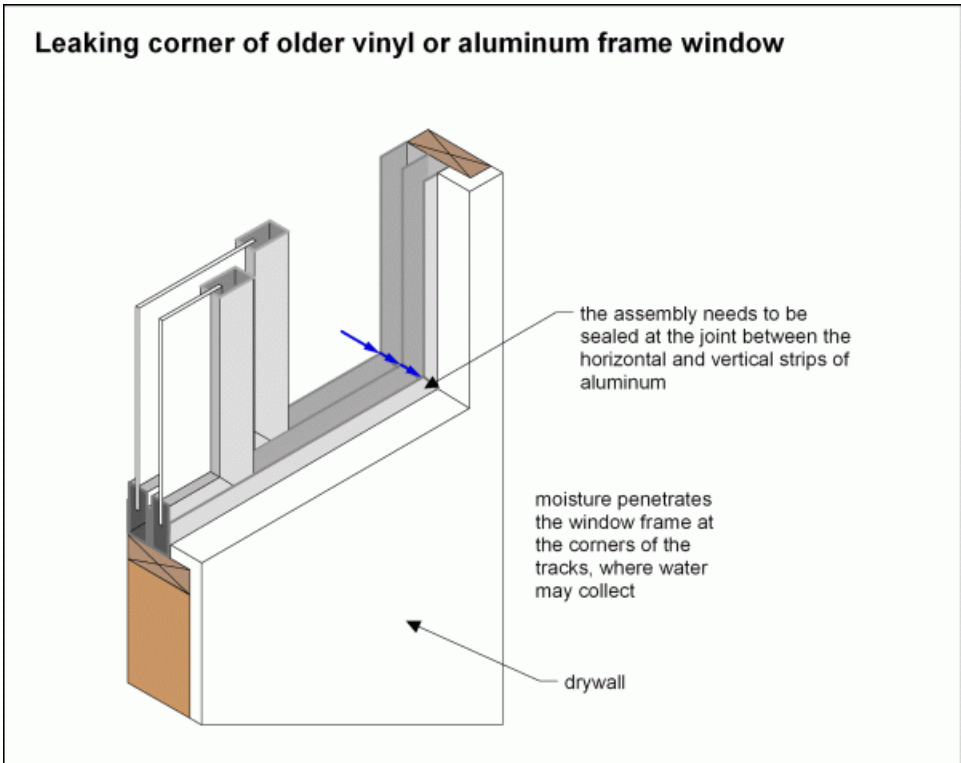
**Implication(s):** Chance of damage to structure | Chance of damage to finishes and structure

**Location:** Various

**Task:** Repair or replace Correct Upgrade Protect

**Time:** When remodelling





93. Leak at window opening



94. Leak at window opening

# INTERIOR

3256 West Sample St, Chicago, IL February 3, 2018

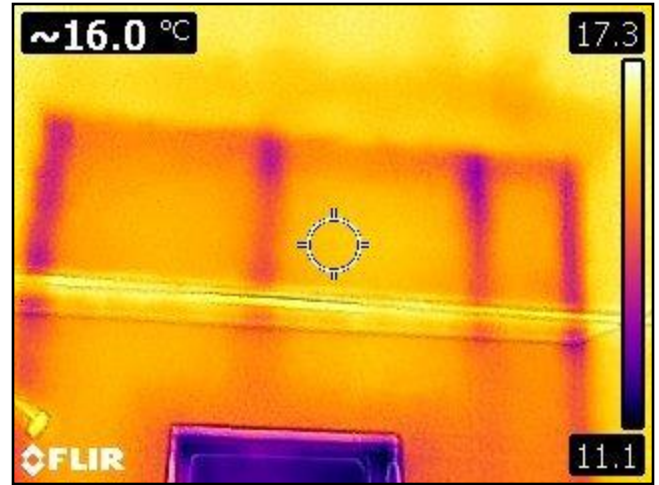
Report No. 1079, v.2

[www.citizenarchitects.com](http://www.citizenarchitects.com)

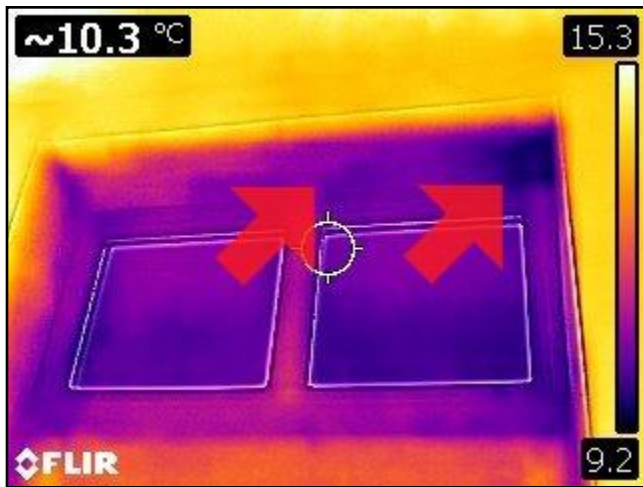
- SUMMARY
  - ROOFING
  - EXTERIOR
  - STRUCTURE
  - ELECTRICAL
  - HEATING
  - COOLING
  - INSULATION
  - PLUMBING
  - INTERIOR
- REFERENCE



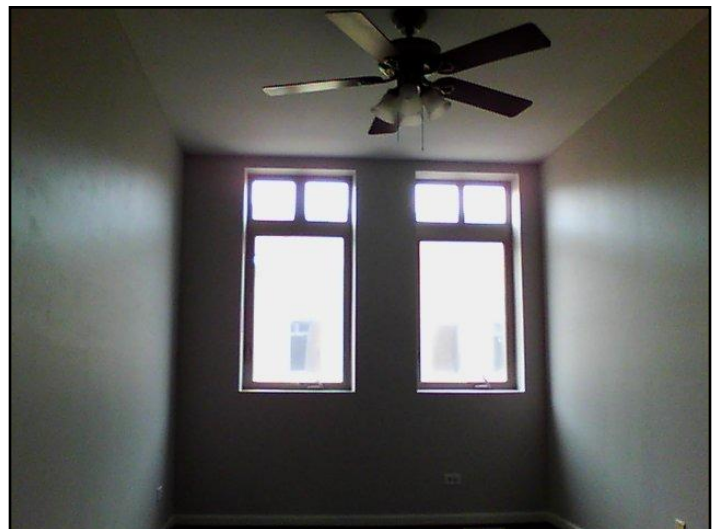
95. Leak at window opening



96. Possible water leaks



97. Leak at window opening



98. Possible water leaks



99. Possible water leaks

# INTERIOR

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

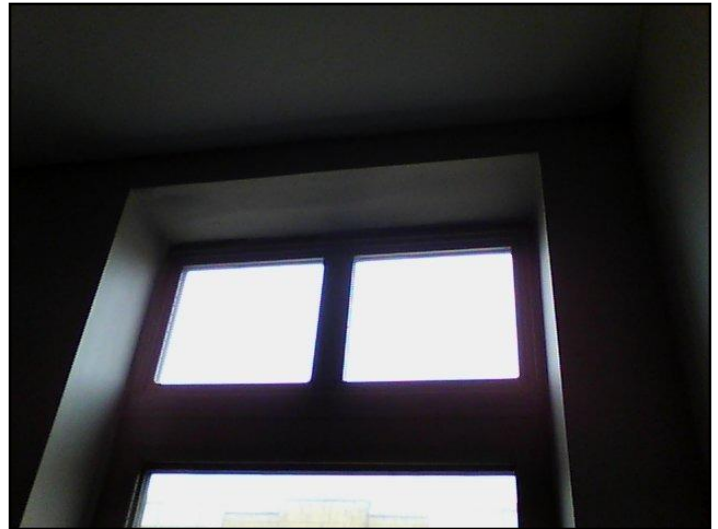
COOLING

INSULATION

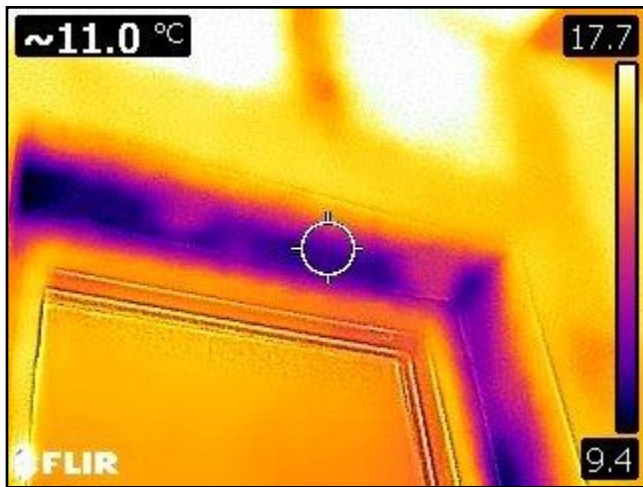
PLUMBING

INTERIOR

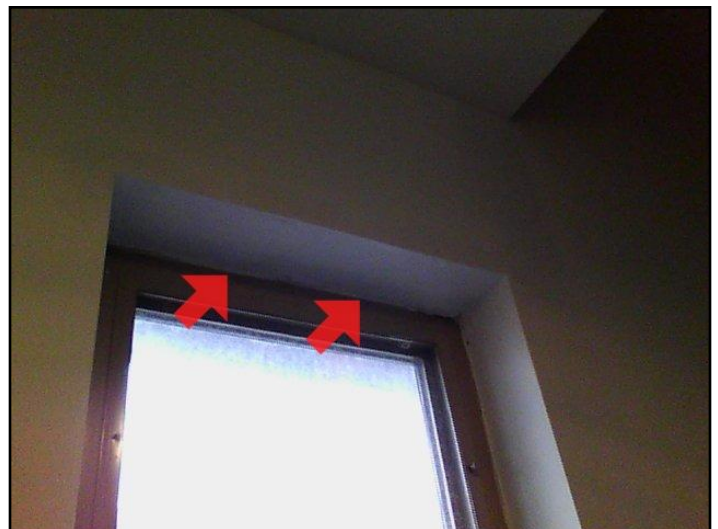
REFERENCE



100. Leak at window opening



101. Leak at window opening



102. Leak at window opening

## DOORS \ Hardware

44. Condition: • [Broken](#)

Implication(s): System inoperative or difficult to operate

Location: Second Floor Third Floor Bathroom Bedroom

Task: Replace



# INTERIOR

3256 West Sample St, Chicago, IL February 3, 2018

Report No. 1079, v.2

[www.citizenarchitects.com](http://www.citizenarchitects.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



103. Privacy lock broken



104. Privacy lock broken



105. Privacy lock broken

## STAIRS \ Treads

45. Condition: • [Loose](#)

Tripping hazard

Implication(s): Chance of movement

Location: Second Floor Third Floor

Task: Replace



106. Loose nosing

107. Loose nosing

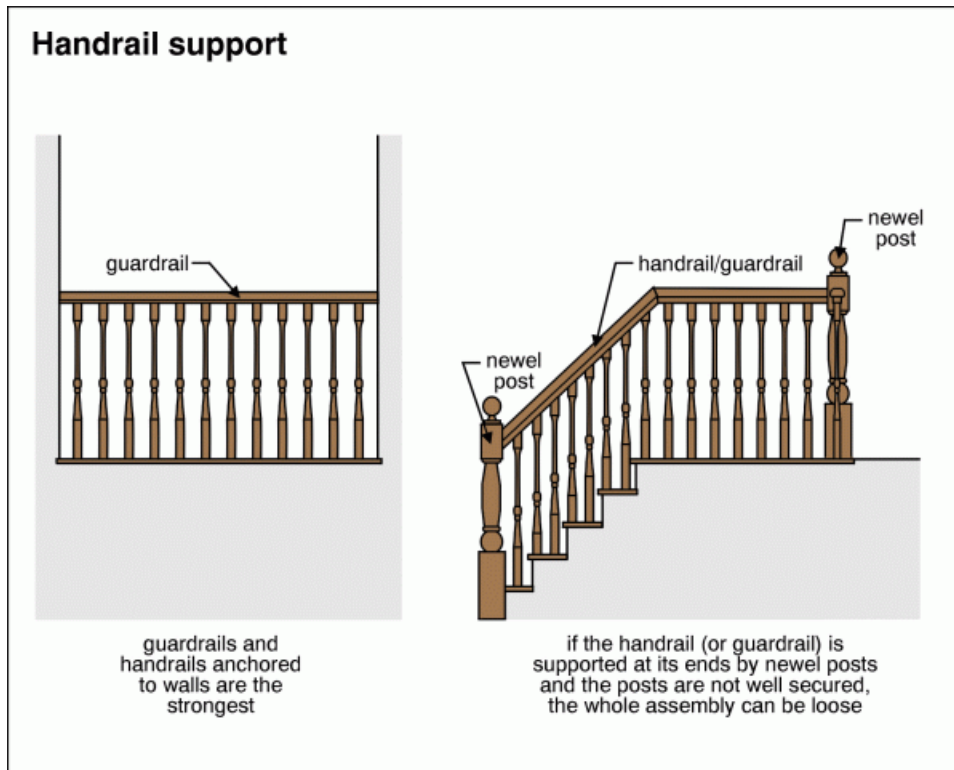
**STAIRS \ Handrails and guards**

46. Condition: • [Loose](#)

Implication(s): Fall hazard

Location: Second Floor Third Floor

Task: Repair or replace





108. Loose

### EXHAUST FANS \ Kitchen range exhaust system

47. Condition: • Not vented to exterior

Implication(s): Chance of condensation damage to finishes and/or structure



109. Not vented to exterior

### APPLIANCES \ Range

48. Condition: • Burner inoperative

Rear right burner does not ignite

Implication(s): System inoperative

Location: Kitchen

### APPLIANCES \ Dishwasher

49. Condition: • Rollers damaged

Implication(s): Reduced operability



**Task:** Repair or replace



110. *Rollers damaged*

**APPLIANCES \ Washing machine**

**50. Condition:** • Old

**Implication(s):** Reduced system life expectancy

**Task:** Repair or replace



111. *Old, missing items*

**APPLIANCES \ Dryer**

**51. Condition:** • Dryer vent material not smooth wall

**Implication(s):** Equipment ineffective | Fire hazard

# INTERIOR

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Report No. 1079, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



112. Dryer vent material not smooth wall



113. Loose, no clamp



114. Dryer vent material not smooth wall



115. Dryer vent material not smooth wall

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS